



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC

Introduction

The landlord applies for a monetary award for damage and cleaning.

Neither respondent tenant attended the hearing within ten minutes after its scheduled start time at 1:30 p.m. on September 11, 2018. The teleconference hearing connection remained open during that time in order to enable the parties to call into the teleconference hearing. The call-in numbers and participant codes provided in the Notice of Hearing were confirmed as correct. The teleconference system audio console confirmed that the landlord and this arbitrator were the only ones who had called into this teleconference during that period.

The landlord shows that both tenants were served with the Notice of Dispute Resolution Hearing by registered mail (tracking numbers shown on cover page of this decision) to the forwarding addresses each had provided. I find that the tenants were duly served.

On the landlord's undisputed evidence I award him \$527.25 for the devaluation of the carpeting due to tenant damage, \$386.27 for the cost to replace and install a microwave damaged during the tenancy, \$129.60 for carpet cleaning, \$100.00 for general cleaning and \$50.00 for devaluation of a fridge, dented during this tenancy.

I dismiss the landlord's claim for rent loss and no loss was actually suffered.

The landlord is entitled to a monetary award of \$1193.72, plus recovery of the \$100.00 filing fee. I authorize the landlord to retain the amount of \$1293.72 from the \$1400.00 in deposit money that he holds, in full satisfaction of the award.

He is obliged to pay the tenants the remaining \$106.28 of deposit money.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: September 11, 2018

Residential Tenancy Branch